

780-X-3-.06 Qualifying Education Curricula Approved By The Board For Licensure As A Real Property Appraiser. In accordance with Code of Ala. 1975, §34-27A-5(b)(13), which provides that the Board shall include in its regulations educational requirements for all classes of licensure of real estate appraisers, the Board will accept applications from individuals who can demonstrate that they have completed the following education requirements.

(1) Trainee Real Property Appraiser.

(a) Every applicant for a Trainee Real Property Appraiser license must submit satisfactory evidence of a high school diploma or its equivalent and must demonstrate that he or she has completed 75 classroom hours of education in the following subjects within the five years preceding the submission of the application:

1. 30 Hours Basic Appraisal Principals;
2. 30 Hours Basic Appraisal Procedures;
3. The 15-hour National USPAP course or its equivalent as determined by the AQB.
4. In addition to the 75 hours, a course, that at a minimum, complies with the specifications for course content established by the AQB, which is specifically oriented to the requirements and responsibilities of Supervisory Appraisers and Trainee appraisers.

~~(b) Every applicant for a Trainee Real Property appraiser license who successfully completes the license examination must provide proof of completion of a Board approved Supervisor/Trainee course before a license certificate will be issued.~~

(2) State Registered Real Property Appraiser.

(a) Every applicant for a State Registered Real Property Appraiser license must submit satisfactory evidence of a high school diploma or its equivalent and must demonstrate that he or she has completed 75 classroom hours of appraisal education in the following subjects:

1. 30 Hours Basic Appraisal Principals;
2. 30 Hours Basic Appraisal Procedures;
3. The 15-hour National USPAP course or its equivalent as determined by the AQB.

(b) The 75 hours of appraisal education submitted with an Alabama Trainee Real Property Appraiser application may be used in meeting the education requirements set out herein.

(3) **Licensed Real Property Appraiser.**

(a) Every applicant for a Licensed Real Property Appraiser license must submit proof of a high school diploma or its equivalent and that he or she has completed 150 classroom hours of appraisal education in the following subjects:

1. 30 Hours Basic Appraisal Principals;
2. 30 Hours Basic Appraisal Procedures;
3. The 15-hour National USPAP course or its equivalent as determined by the AQB. The USPAP course which fulfills this requirement must have been completed within 24 months immediately preceding the date the application is filed with the Board;
4. 15 Hours Residential Market Analysis and Highest and Best Use;
5. 15 Hours Residential Appraiser Site Valuation and Cost Approach;
6. 30 Hours Residential Sales Comparison and Income Approaches;
7. 15 Hours Residential Report Writing and Case Studies.

(b) The 75 hours of appraisal education submitted with an Alabama Trainee Real Property Appraiser or Alabama State Registered Real Property Appraiser application may be used in meeting the education requirements set out herein.

(4) **Certified Residential Real Property Appraiser.**

(a) Every applicant for a Certified Residential Real Property Appraiser license must have a high school diploma or its equivalent and have completed at least one of the following five options:

1. Proof of a Bachelor's Degree in any field of study from a university or college accredited by SACS or an equivalent United States organization; or
2. Proof of an Associate's Degree from a community or junior college accredited by SACS or an equivalent United States

organization in a field of study related to Business Administration, Accounting, Finance, Economics or Real Estate; or

3. Successful completion of the following college-level courses for a total of thirty (30) semester hours:

(i) three (3) hours English Composition;

(ii) three (3) hours Micro Economics;

(iii) three (3) hours Macro Economics;

(iv) three (3) hours Finance;

(v) three (3) hours Algebra, geometry, or higher mathematics;

(vi) ~~Geometry or higher mathematics;~~ Business or real estate law;

(vii) three (3) hours Statistics;

(viii) three (3) hours Computer Science; and

~~(ix) three (3) hours Business or Real Estate law and two (2) electives of three (3) hours each in accounting, geography, agricultural economics, business management, or real estate; or~~
two elective courses (of three semester hours each) in any of the topics listed above or in accounting, geography, agricultural economics, business management, or real estate

4. Successful completion of at least thirty (30) hours of College Level Examination Program (CLEP) examinations from the following subject matter areas:

(i) College Algebra (3 semester hours);

(ii) College Composition (6 semester hours);

(iii) College Composition Modular (3 semester hours);

(iv) College Mathematics (6 semester hours);

(v) Principles of Macroeconomics (3 semester hours);

- (vi) Principles of Microeconomics (3 semester hours);
- (vii) Introductory Business Law (3 semester hours);
- (viii) Information Systems (3 semester hours); or

5. Any combination ~~or~~ of college level courses and CLEP exams that includes all of the topics identified in section 3 above.

6. An individual who has been licensed as a Licensed Real Property Appraiser for a period of at least five (5) years and who has not had a complaint filed against them which could result in discipline action for five (5) years immediately preceding the date of application is exempt from the college education requirement.

(b) A minimum of 200 classroom hours of Board-approved appraisal education in the following subjects:

1. 30 Hours Basic Appraisal Principals;
2. 30 Hours Basic Appraisal Procedures;
3. The 15-hour National USPAP course or its equivalent as determined by the AQB. The USPAP course which fulfills this requirement must have been completed within 24 months immediately preceding the date the application is filed with the Board;
4. 15 Hours Residential Market Analysis and Highest and Best Use;
5. 15 Hours Residential Appraiser Site Valuation and Cost Approach;
6. 30 Hours Residential Sales Comparison and Income Approaches;
7. 15 Hours Residential Report Writing and Case Studies;
8. 15 Hours Statistics, modeling and Finance;
9. 15 Hours Advanced Residential Applications and Case Studies;
10. 20 Hours Appraisal Subject Matter Electives.

(c) Appraisal education submitted with a prior application for an Alabama Real Property Appraiser license may be used in meeting the education requirements set out herein.

(d) Education previously approved by the Board for any licensure classification is deemed to meet the AQB appraiser qualifications for licensure at the level for which an application was submitted provided that applicant successfully passed the state license examination and a license was issued to the applicant. That education need not be repeated to satisfy the education requirements for a higher level of licensure by the applicant.

(5) **Certified General Real Property Appraiser.**

(a) Every applicant for a Certified General Real Property Appraiser license must demonstrate that he or she has completed the following education requirements:

1. A Bachelor's degree or higher from a college or university accredited by the Southern Association of colleges and Schools or a similar recognized entity within the United States; and

2. A minimum of 300 classroom hours of education in the following subjects:

(i) 30 Hours Basic Appraisal Principals;

(ii) 30 Hours Basic Appraisal Procedures;

(iii) The 15 hour National USPAP course or its equivalent as determined by the AQB. The USPAP course which fulfills this requirement must have been completed within 24 months immediately preceding the date the application is filed with the Board;

(iv) 30 Hours General Appraiser Market Analysis and Highest and Best Use;

(v) 30 Hours General Appraiser Site Valuation and Cost Approach;

(vi) 30 Hours General Appraiser Sales Comparison Approach;

(vii) 60 Hours General Appraiser Income Approach;

(viii) 15 Hours Statistics, Modeling and Finance;

(ix) 30 Hours General Appraiser Report Writing and Case Studies;

(x) 30 Hours Appraisal Subject Matter Electives.

3. Appraisal education submitted with a prior application for a Real Property Appraiser license may be used in meeting the education requirements set out herein if the applicant was issued a license as a result of that application and that license has been active since it was issued.

4. Education previously approved by the Board for any licensure classification is deemed to meet the AQB appraiser qualifications for licensure at the level for which an application was submitted provided that applicant successfully passed the state license examination and a license was issued to the applicant. That education need not be repeated to satisfy the education requirements for a higher level of licensure by the applicant.

Author: Alabama Real Estate Appraisers Board

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